

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6874

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 24, 2012**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Senior Planner

Heather Bradley, Associate Planner

Doug Harding, Fire Department

Mike Machado, Building Official

Maziar Bozorginia, Associate Civil Engineer

PUBLIC HEARINGS

ITEM 1: 16005 Los Gatos Boulevard
Architecture and Site Application S-12-001

Requesting approval to demolish the existing buildings and obtain an interim grading permit on property zoned CH:PD. Approval to construct new buildings will be reviewed under a future Architecture and Site application. APNs 529-16-025 and 053.

PROPERTY OWNER/ APPLICANT: CHL Ventures LP

PROJECT PLANNER: Heather Bradley

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Bradley* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) An Initial Study and Mitigated Negative Declaration were prepared for this project, consistent with California Environmental Quality Act (CEQA). The public comment period ended on January 10, 2011.
 - (b) Required Compliance with Municipal Code Section 29.10.09030(e) – Demolitions:
Findings. In architecture and site approval proceedings, the deciding body shall consider:
 - (1) *Maintaining the Town's housing stock.* The project is a request to demolish existing commercial buildings in order to develop the site with a mix of commercial and residential structures and will therefore increase the Town's housing stock.

- (2) *Preservation of historically or architecturally significant buildings or structures.* The project will not result in the demolition of a historic structure and will therefore not impact the preservation of historically or architecturally significant buildings or structures.
- (3) *Property owner's desire or capacity to maintain the structure.* The property owner does not desire to maintain the existing structures as that would prohibit redevelopment of the site.
- (4) *Economic utility of the building or structure.* Due to the age, design and underutilization of the commercial buildings, which were originally constructed for use as a car dealership, there is no longer an economic utility of the existing structures.

(c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Machado* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 16380 Oleander Avenue
Architecture and Site application S-12-002

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:8. APN 523-14-049

PROPERTY OWNER: Jim & Dana Elliott

APPLICANT: Mike Rowe, Britt-Rowe

PROJECT PLANNER: Suzanne Davis

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Mary Roach – Asked questions regarding demolition, annexation, sidewalks, and underground utilities and how these might apply to a project she is considering on her property in the County.

5. Public hearing closed.
6. *Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:

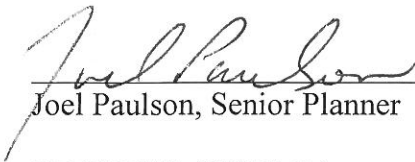
- (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
- (b) The project is in compliance with the Residential Design Guidelines.
- (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Bozorginia* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS - NONE

ADJOURNMENT

Meeting adjourned at 9:25 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Senior Planner